

PET ADDENDUM TO LEASE

1. 1. Incorporation into the Lease

This Pet Addendum (the "Addendum") is made on [DATE] between [LANDLORD NAME] (the "Landlord") and [TENANT NAME(S)] (the "Tenant") and is attached to and made part of the lease dated [ORIGINAL LEASE DATE] for the property at [RENTAL PROPERTY ADDRESS] (the "Lease"). All terms of the Lease remain in full force, and where this Addendum conflicts with the Lease, this Addendum controls as to pets only. This Addendum grants permission for the specific animals described in Section 2 and for no other animal. Permission is personal to the Tenant, does not transfer to any other occupant or to a later tenancy, and may be revoked as provided in Section 10.

2. 2. Approved Pets

The Landlord approves the following animals to reside at the property: Pet 1 — name [PET NAME], type [DOG / CAT / OTHER], breed [BREED], color [COLOR], weight [WEIGHT], age [AGE], spayed or neutered [YES / NO], license number [LICENSE NUMBER], microchip [MICROCHIP NUMBER]. Pet 2 — name [PET 2 NAME], type [TYPE], breed [BREED], color [COLOR], weight [WEIGHT], age [AGE], spayed or neutered [YES / NO], license number [LICENSE NUMBER], microchip [MICROCHIP NUMBER]. The total number of pets permitted is [MAXIMUM NUMBER OF PETS], and the combined weight may not exceed [COMBINED WEIGHT LIMIT]. Offspring of an approved pet are not approved and must be removed within [OFFSPRING REMOVAL PERIOD, e.g., 8 weeks] of birth. Replacing an approved pet, adding a pet, or fostering any animal requires a new written approval and a new addendum.

3. 3. Pet Deposit, Pet Fee, and Pet Rent

The Tenant will pay a refundable pet deposit of [PET DEPOSIT AMOUNT], which is held under the same terms as the security deposit in the Lease and may be applied to pet-related damage, cleaning, deodorizing, and pest treatment. The Tenant will also pay a non-refundable pet fee of [NON-REFUNDABLE PET FEE], due on signing, and monthly pet rent of [MONTHLY PET RENT] per pet, due with the regular rent payment and treated as additional rent for all purposes under the Lease. The pet deposit is in addition to the security deposit only to the extent permitted by the law of the State of [GOVERNING STATE], and where a combined cap applies, the total held will not exceed that cap. Pet-related damage that exceeds the pet deposit remains the responsibility of the Tenant and may be charged against the security deposit or billed directly.

4. 4. Tenant Responsibilities and Sanitation

The Tenant will keep each pet under control at all times, will not leave a pet unattended for longer than [UNATTENDED LIMIT, e.g., 12 hours], and will arrange care for each pet if the Tenant is away. The Tenant will immediately pick up and dispose of all animal waste, indoors and outdoors, in a sealed bag placed in [WASTE DISPOSAL LOCATION], and will not dispose of litter, waste, or litter box contents in a toilet or a common-area sink. Litter boxes will be kept inside the unit, cleaned at least [LITTER CLEANING FREQUENCY, e.g., daily], and placed on a protective mat. The Tenant will control fleas, ticks, and odors and will arrange professional pest treatment at the expense of the Tenant if an infestation attributable to a pet occurs. Pets will not be bathed or groomed in a way that damages plumbing or fixtures, and pet food will be stored in sealed containers.

5. 5. Leash, Common Areas, and Noise

Whenever a pet is outside the unit, it will be leashed or carried and directly supervised by an adult, and it may not be left tied or unattended on a balcony, patio, deck, or in a common area. Pets are prohibited from [RESTRICTED

AREAS, e.g., the pool deck, the playground, the laundry room, and the fitness room] and must be walked in [DESIGNATED PET AREAS]. The Tenant will prevent barking, howling, or other noise that disturbs neighbors, particularly during quiet hours of [QUIET HOURS], and will address any documented noise complaint within [NOISE CURE PERIOD, e.g., 7 days]. The Tenant will not permit a pet to jump on, chase, or approach another resident, guest, or service worker. The Tenant will restrain or crate each pet during any scheduled maintenance visit, inspection, or showing, and the Landlord may reschedule a visit if a pet is loose.

6. 6. Damage and Repair Costs

The Tenant is responsible for the full cost of all damage caused by a pet, whether or not it exceeds the pet deposit, including damage to flooring, carpet padding and subfloor, doors and door frames, window screens, blinds, walls, baseboards, cabinetry, landscaping, fencing, and the property of neighbors. Charges may include replacement rather than repair where a repair will not restore the condition, and may include professional carpet cleaning, ozone or enzyme treatment for odor, subfloor sealing, and flea or pest remediation. The Landlord may inspect the unit for pet damage on [PET INSPECTION NOTICE, e.g., 24 hours] notice at intervals of no more than [INSPECTION FREQUENCY, e.g., every 6 months]. Charges for pet damage discovered during the tenancy are due within [DAMAGE PAYMENT PERIOD, e.g., 15 days] after an itemized statement is delivered. Damage that is ordinary wear and tear unrelated to a pet remains subject to the Lease.

7. 7. Liability and Indemnity

The Tenant is solely responsible for the actions of every pet and assumes all risk and liability for injury or damage caused by a pet to any person, animal, or property, including injuries to guests, neighbors, delivery personnel, and maintenance staff. The Tenant will indemnify, defend, and hold the Landlord harmless from any claim, loss, cost, fine, or attorney fee arising from the presence or conduct of a pet at the property. The Tenant will maintain renters insurance with personal liability coverage of at least [LIABILITY COVERAGE LIMIT] that does not exclude the breed or type of the approved pet, will name the Landlord as an interested party, and will provide proof of coverage on request and at each renewal. The Tenant will report any bite, scratch, or injury incident to the Landlord in writing within [INCIDENT REPORT PERIOD, e.g., 24 hours] and will comply with any resulting quarantine or animal control order.

8. 8. Vaccination, Licensing, and Local Ordinances

Each pet must be currently vaccinated as required by the State of [GOVERNING STATE] and by [COUNTY OR CITY], including rabies vaccination, and must be licensed and registered where local law requires it. The Tenant will provide current vaccination and license records at signing and will deliver updated records within [RECORD UPDATE PERIOD, e.g., 10 days] after each renewal. The Tenant will comply with all applicable animal control ordinances, including leash laws, waste ordinances, noise ordinances, breed or weight restrictions imposed by the municipality or by the insurer of the property, and any limit on the number of animals per dwelling. Any fine or citation issued to the Landlord because of a pet will be reimbursed by the Tenant. The Tenant confirms that no approved pet has ever been declared dangerous, vicious, or a nuisance by any authority, and will notify the Landlord immediately if that changes.

9. 9. Assistance Animals Are Not Pets

A service animal or an assistance animal approved as a reasonable accommodation under the Fair Housing Act, Section 504, or applicable state law is not a pet and is not subject to this Addendum, to any pet deposit, pet fee, pet rent, breed restriction, or weight limit. A tenant who needs an assistance animal may request a reasonable accommodation from the Landlord at any time, in writing or otherwise, by contacting [ACCOMMODATION REQUEST CONTACT], and the Landlord will evaluate the request in accordance with applicable law and will not

require disclosure of the nature or severity of a disability. The handler of an assistance animal remains responsible for the care and control of the animal and for any damage it causes, and the animal may be excluded only if it poses a direct threat or would cause substantial physical damage that cannot be reduced by another reasonable accommodation. Nothing in this Addendum limits any right of the Tenant under fair housing law.

10. 10. Violation and Revocation of Pet Privileges

If the Tenant violates this Addendum, the Landlord may give written notice describing the violation and requiring correction within [PET CURE PERIOD, e.g., 10 days]. If the violation is not corrected, or if the same violation recurs [REPEAT VIOLATION COUNT, e.g., three] times in any [REPEAT VIOLATION WINDOW, e.g., 12 month] period, the Landlord may revoke permission for the pet, and the Tenant will permanently remove the pet from the property within [PET REMOVAL PERIOD, e.g., 10 days] after the revocation notice. The Landlord may revoke permission immediately and require removal without a cure period if a pet bites or attacks a person or another animal, is declared dangerous by an authority, or creates an immediate health or safety hazard. Keeping an unapproved animal at the property is a material violation of the Lease and carries a charge of [UNAUTHORIZED PET FEE] plus [DAILY UNAUTHORIZED PET CHARGE] per day until the animal is removed. Revocation of pet permission does not by itself terminate the Lease, and the Tenant remains bound by all other Lease obligations.

11. 11. Signatures

By signing below, the parties agree to this Addendum and confirm that it is attached to and part of the Lease.

LANDLORD: Signature: _____. Printed Name: [LANDLORD NAME]. Date: [DATE].

TENANT: Signature: _____. Printed Name: [TENANT NAME]. Date: [DATE]. TENANT

(second, if any): Signature: _____. Printed Name: [SECOND TENANT NAME]. Date:

[DATE]. Attachments: current vaccination records, license or registration, photograph of each approved pet, and proof of renters insurance. Electronic signatures have the same effect as original signatures.

12. Disclaimer

This template is provided for general informational purposes only and is not legal advice. States and cities differ on whether pet deposits count toward a statutory security deposit cap, whether non-refundable fees are permitted at all, and whether breed restrictions are enforceable, and several jurisdictions now limit or prohibit pet fees. Fair housing obligations for service and assistance animals are federal and cannot be waived by this or any other document. Verify local requirements and consult a licensed attorney before relying on this Addendum. Use of this template does not create an attorney-client relationship with ScanContract.